



colin ellis

## Esplanade, Scarborough, YO11 2UZ

A bright and spacious two-bedroom top floor apartment situated on the highly sought-after Esplanade, boasting stunning views. This well-proportioned property features a balcony, perfect for enjoying the coastal outlook, along with a generous kitchen/diner and living room ideal for relaxing or entertaining. The apartment also offers two good-sized bedrooms, a bathroom. While the property is in need of renovation, it presents an excellent opportunity to create a bespoke home in a prime location with a new boiler just fitted in 2026. Further benefits include lift access within the block and the advantage of no onward chain, making for a straightforward purchase.

Offers Over £120,000



## HALLWAY

## LIVING ROOM

4.55 x 5.88 (14'11" x 19'3")

## KITCHEN/LIVING AREA

2.73 x 6.14 (8'11" x 20'1")

## BEDROOM

3.44 x 4.60 (11'3" x 15'1")

## BATHROOM

2.50 x 2.21 (8'2" x 7'3")

## BEDROOM

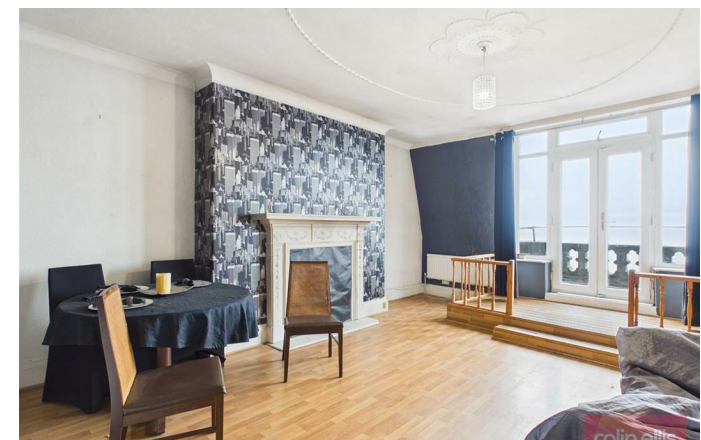
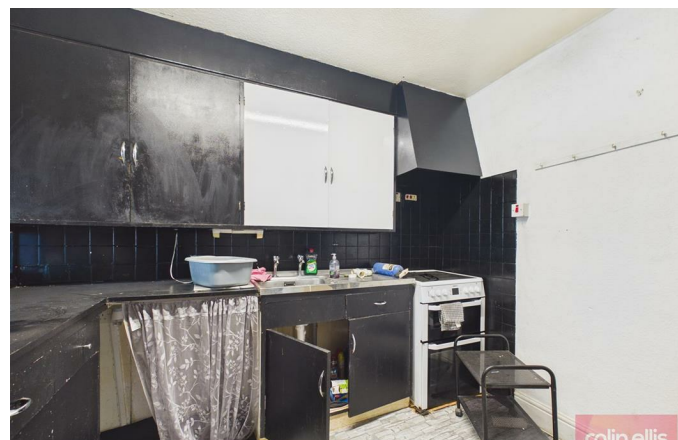
3.00 x 4.49 (9'10" x 14'8")

## TENURE

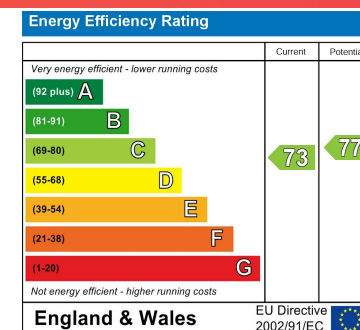
Our vendor has informed us of the following:

- \* Freehold
- \* Maintenance charge £1821.43 per annum
- \* Pets are allowed
- \* AST's are allowed
- \* Holiday TBC

Please note all matters of tenure are subject to verification and clarification in a contract of sale







**Esplanade - 18793970**  
**Council Tax Band - D**  
**Tenure - Freehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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